

**STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
STATE LANDS DIVISION**

**INVITATION FOR BIDS FOR THE LEASE OF STATE LAND
LOCATED IN ELMORE COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the lease of state property will be received by the State Lands Director until February 4, 2010 at 2:30 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, Room 464, Folsom Administrative Building, Montgomery, Alabama 36130-1901.

Four parcels of land in Elmore County, Alabama, being more commonly known as portions of the DRAPER PRISON FACILITY, which parcels are more particularly described as follows:

Parcel 1: A tract of land located in Township 18 North, Range 17 East, Sections 1, Township 19 North, Range 17 East, Sections 35 and 36, comprised of Field Nos. 51, 52, 57, 60, 63, 64, 113, 122, 123, 124, and 125 as shown on a USDA Farm Service Agency map and as recorded in the USDA Farm Service Agency Office, 102 Gossom Switch Road, Wetumpka, Alabama. This tract contains 397 acres, more or less. The minimum bid for the first year's rental on this tract is \$17,901.00.

Parcel 2: A tract of land located in Township 18 North, Range 17 East, Sections 3 and 4, Township 19 North, Range 17 East, Section 33, comprised of portions of Field Nos. 10 and 47 and all of Field Nos. 9, 21, 22, 23, 24, 26, 27, 36, 37, 38, 39, 42, 46, 106, 108, 109, 110 and 111 as shown on a USDA Forest Service Agency map and as recorded in the USDA Farm Service Agency Office, 102 Gossom Switch Road, Wetumpka, Alabama. This Tract contains 567 acres, more or less. The minimum bid for the first year's rental on this tract is \$21,333.00.

Parcel 3: A tract of land located in Township 18 North, Range 17 East, Section 4 comprised of Field Nos. 20, 28, 29, 34, 43, 44, 45, 112, 115 and 116 as shown on a USDA Forest Service Agency map and as recorded in the USDA Farm Service Agency Office, 102 Gossom Switch Road, Wetumpka, Alabama. This tract contains 168 acres, more or less. The minimum bid for the first year's rental on this tract is \$5,903.00.

Parcel 4: A tract of land located in Township 19 North, Range 17 East, the E/2 of the SW/4 and the W/2 of the SE/4 of Section 25. This tract will lease for hunting rights only. This tract contains 153 acres, more or less. The minimum bid for the first year's rental on this tract is \$ 1,224.00.

Any conveyance will be made subject to:

- 1) Reservation of all oil, gas and minerals rights; and**
- 2) All other reservations and restrictions of record; and**
- 3) The term for these leases will be for five (5) years with an option to renew for an additional three (3) year term pending written approval from the Department of Corrections to be granted in its sole discretion; and**
- 4) Each year's rental will increase by 3% over the previous year's rental.**

The MINIMUM BID and the BID DEPOSIT for each of the parcels is listed above.

Bids must be submitted for INDIVIDUAL PARCELS ONLY. EACH bid submitted must be clearly marked on the outside of a separate envelope "SEALED BID FOR DRAPER PRISON FACILITY TRACT, PARCEL NO. _____, ELMORE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL FEBRUARY 4, 2010 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

Each bid submitted must be accompanied by a certified or cashier's check as a bid deposit made payable to the State Lands Division in the following amounts: Parcel 1 - \$3600; Parcel 2 - \$4300; Parcel 3 - \$1200; Parcel 4 - \$250. Such bid deposit will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposits will be applied to the first year's rental amount of the successful bid.


NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may equal or exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This lease is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and further reserves the right to negotiate a higher lease with the highest bidder. No lease may be made at a price less than the highest bid received or published minimum, whichever is highest.

The Department of Conservation and Natural Resources does not discriminate on the basis of race, color, religion, age, gender, national origin, or disability in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.

The property may be inspected before February 4, 2010 at 2:30 p.m. by contacting the State Lands Division. The official State of Alabama Department of Conservation and Natural Resources Draper Prison Property Lease Map 12/2009 is available for inspection upon request. Persons desiring further information regarding this Invitation for Bids may contact the State Lands Division at the above address, or by telephone at (334) 242-3484 or by visiting www.outdooralabama.com.



Patricia J. Powell
State Lands Director

1-4-10
DATE